HouseCanary | Market Pulse

August 6, 2026

US Housing Market – National Report 90

Single-Family Detached Market in Balance

Continued Inventory Growth, Steady Demand, and Moderate Price Growth Support a Balanced Market Environment

HouseCanary's July 2026 Market Pulse Report reflects a single-family detached housing market in balance. Inventory levels are slightly up relative to last year, buyer demand remains consistent with contract volume holding steady, and prices continue to increase at a moderate rate.

According to the latest data, total inventory is up 5.8% year-over-year, continuing the return to average historical levels even as net new listings decline compared to 2025. Months of inventory stands at 4.8 months, indicating a neutral environment. Median days on market declined modestly to 48 days, down from 60 days one year ago.

Buyer activity remained robust through July. 297,683 properties went under contract, representing a 0.3% increase year-over-year, even as net new listings fell 4.0% from July 2025 due to both lower new listing volume and elevated removals.

Home prices exhibited stability. The median listing price was $458,932, down 0.9% year-over-year, while the median closed price rose 5.8% to $451,025. Month-over-month, the median listing price decreased 1.0%, reflecting typical seasonality. Price cuts declined 3.3% year-over-year, pulling back from a multi-year high in 2025.

In the single-family rental market, inventory contracted 16.0% year-over-year, while the median listed rent declined 1.0% to $2,515. Month-over-month rents are unchanged.

As the U.S. housing market moves into late Summer 2026, supply improvements, steady buyer activity, and balanced pricing trends continue to contribute to a sustainable market environment.

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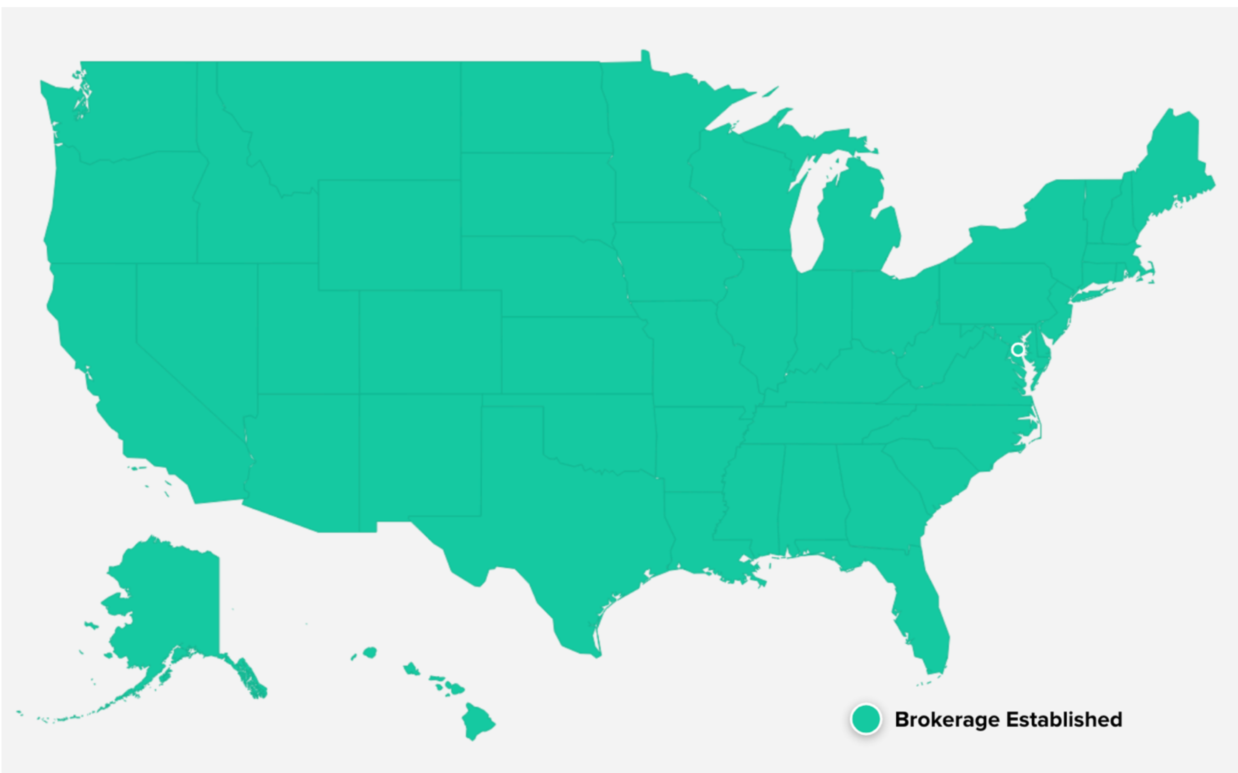
For important disclosures, refer to the Disclosure Section, located at the end of this report.

Coverage and Methodology

The core data used by HouseCanary to generate real estate analytics comes from public records, such as county tax assessors and recording offices, and from various multiple listings services. Public records typically record transactions on a time lag ranging from several days to several months, whereas data from various multiple listings services are updated as fast as every 15 minutes.

As a nationwide brokerage, HouseCanary's participation in a majority of multiple listing services (MLS) across the United States make it uniquely positioned to provide a timely and comprehensive Single Family Home property analysis based only on information from various multiple listings services. On a weekly basis, HouseCanary aggregates and analyzes 22 key metrics for all single-family detached homes observed on HouseCanary's home search platform as part of this Market Pulse.

Figure 1: HouseCanary nationwide brokerage coverage map.



Source: HouseCanary

US Single-Family Detached Report - Week Ending July 31, 2026

Single-Family Detached Contract Volume and Net New Listing Volume:

- Over the last 52 weeks, 2,850,204 net new listings were placed on the market, and 2,911,487 properties went under contract. This represents a decrease of 4.0% and an increase of 0.3%, respectively.
- For the month of July 2026, 273,376 net new listings were placed on the market, and 297,683 properties went under contract. This represents a decrease of 9.8% and 1.7%, respectively, versus July 2025.
- The decrease in net new listings was driven by a 4.0% decrease in new listing volume, combined with a 18.6% increase in removals, compared to July 2025.

Figure 1: Annual Contracts and Net New Listings

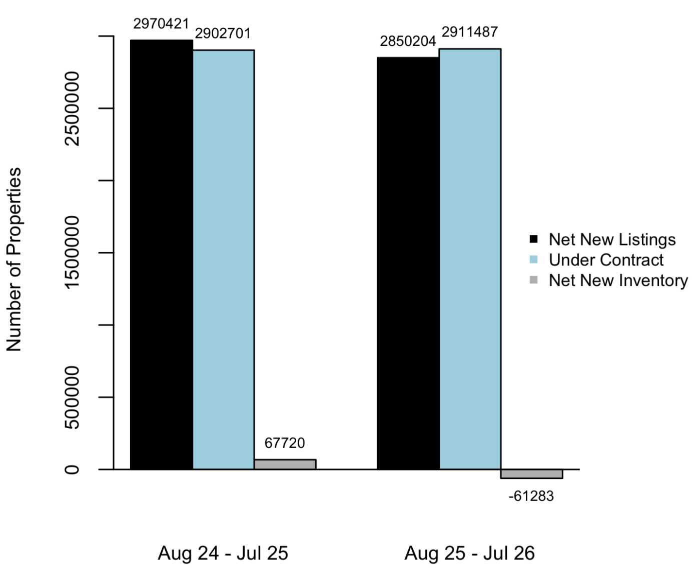
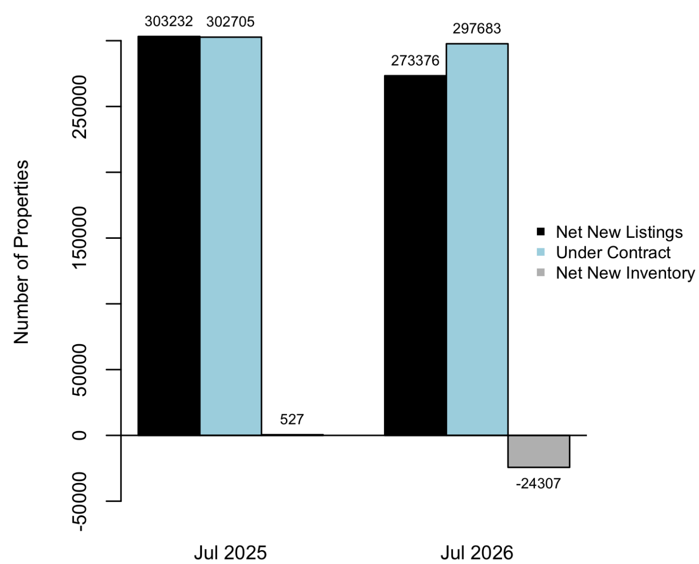


Figure 2: Monthly Contracts and Net New Listings



Source: HouseCanary analysis derived from various MLS data sources

- Total inventory is up 5.8% from the same period in 2025, and up 21.6% from 2024.

Figure 3: Contract versus Net New Listing Volume

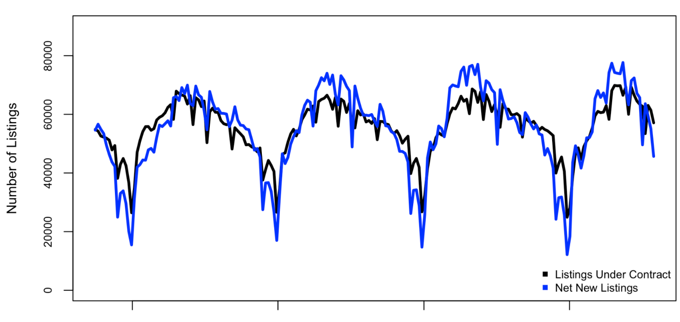
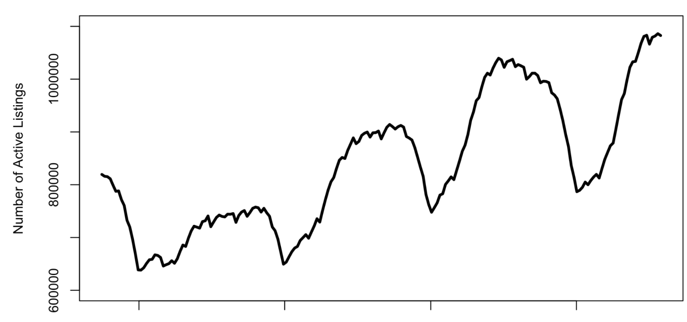


Figure 4: Total Inventory



Source: HouseCanary analysis derived from various MLS data sources

- Median days on market stands at 48 days. This is down 4.0% from where it was one year prior at 50 days on market.
- Months of inventory currently stands at 4.78 months. The current value implies a neutral market environment that is trending toward buyer's market territory.

Figure 5: Days on Market

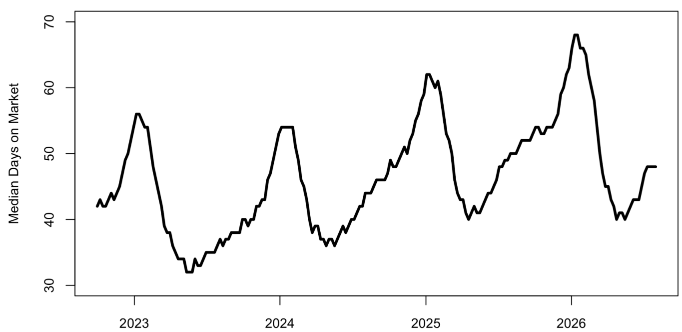
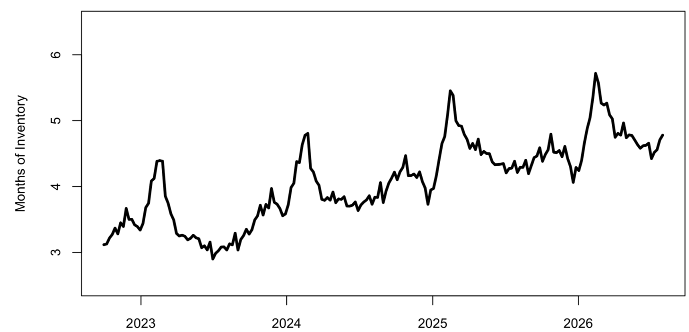


Figure 6: Months of Inventory



Source: HouseCanary analysis derived from various MLS data sources

Single-Family Detached Price Activity:

- The median price of all single-family detached listings in the US was $458,932 and the median closed price was $451,025. On a year-over-year basis, the median price of all single-family detached listings is down 0.9% and the median price of closed listings is up 5.8%. Month-over-month, the median price of single-family detached listings is down 1.0% and the median price of closed listings is up 0.4%.
- The median price-per-sqft of all listed single-family detached homes in the US sits at $237.6 and the median closed price-per-sqft was $244.5. On a year-over-year basis, the median price-per-sqft of all listed single-family detached homes is down 1.9% and the median price-per-sqft of closed listings is up 3.2%. Month-over-month, the median price-per-sqft of all listed single-family detached homes is down 1.1% and the median price-per-sqft of closed listings is up 0.2%.

Figure 7: Median Listed and Closed Price

Figure 8: Median Listed and Closed Price-per-sqft

Source: HouseCanary analysis derived from various MLS data sources

- The sale-to-list-price ratio for single-family detached homes stands at 98.2%.
- Single-family detached price cuts are down 3.3% compared to the same time last year

Figure 9: Median Sale-to-List Price Ratio

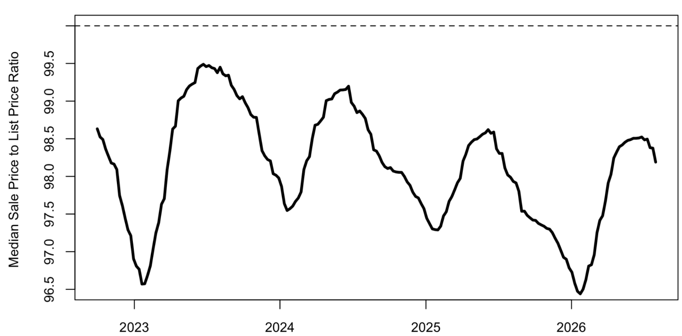
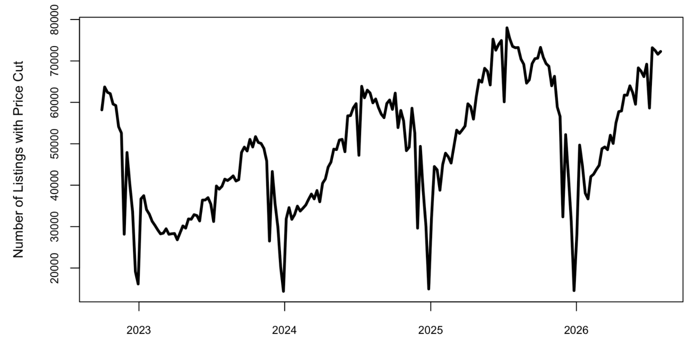


Figure 10: Number of Price Cuts



Source: HouseCanary analysis derived from various MLS data sources

Single-Family Detached Rental Summary:

- The median price of all single-family detached rental listings in the US was $2,515. On a year-over-year basis, the median price of all single-family detached rental listings is down 1.0%. Month-over-month, the median price of single-family rental listings are unchanged.
- Total single-family detached rental inventory is down 16.0% from the same period in 2025, and down 3.9% from 2024.

Figure 11: Median Listed Monthly Rental Price

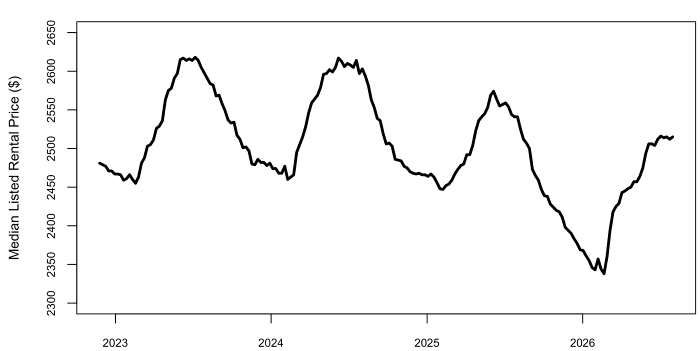


Figure 12: Rental Inventory

Source: HouseCanary analysis derived from various MLS data sources

US Condo Report - Week Ending July 31, 2026

Condo Contract Volume and Net New Listing Volume:

- Over the last 52 weeks, 640,740 net new condo listings were placed on the market, and 620,680 condos went under contract. This represents a decrease of 4.1% and an increase of 0.8%, respectively.
- For the month of July 2026, 54,855 net new condo listings were placed on the market, and 60,588 condos went under contract. This represents a decrease of 9.9% and 3.2%, respectively, versus July 2025.
- The decrease in net new condos listings was driven by a 0.4% increase in new condo listing volume, combined with a 26.0% increase in condo removals, compared to July 2025.

Figure 13: Annual Contracts and Net New Listings

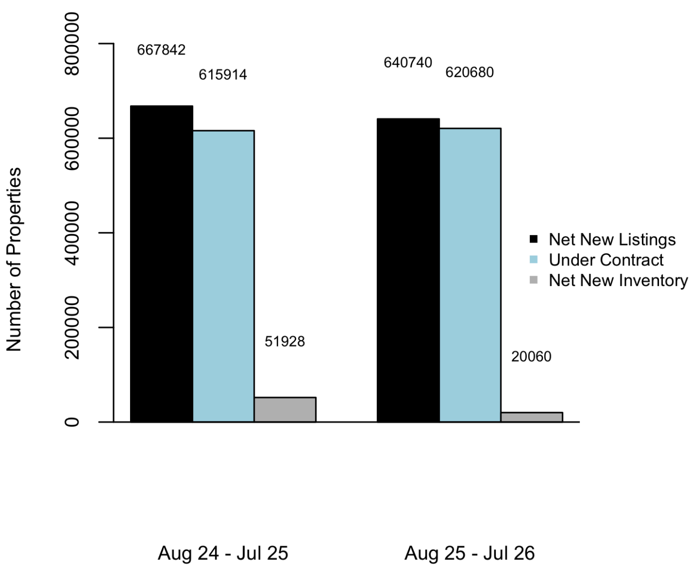
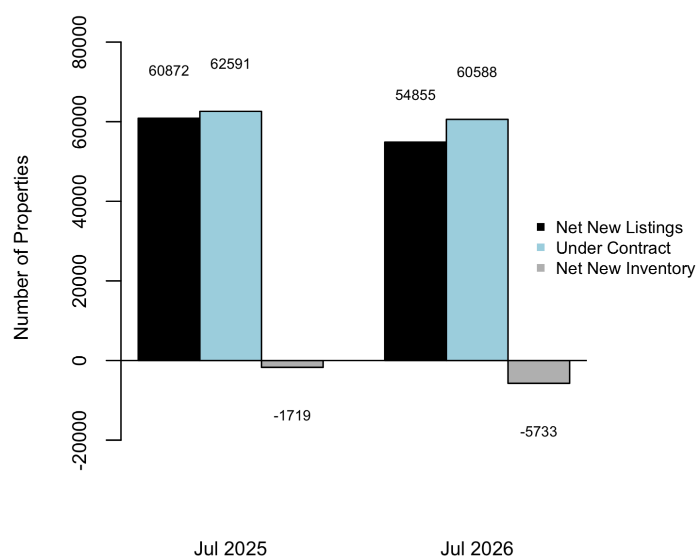


Figure 14: Monthly Contracts and Net New Listings



Source: HouseCanary analysis derived from various MLS data sources

- Total condo inventory is up 7.8% from the same period in 2025, and up 27.5% from 2024.

Figure 15: Contract versus Net New Listing Volume

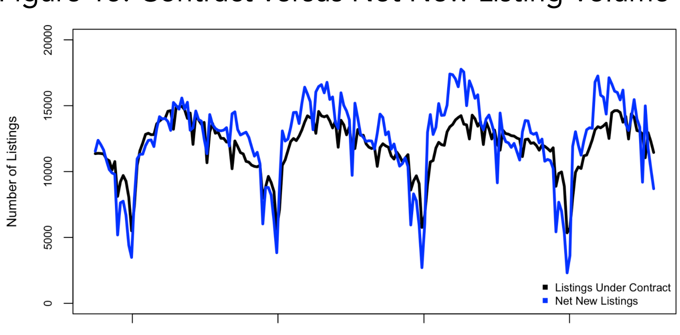
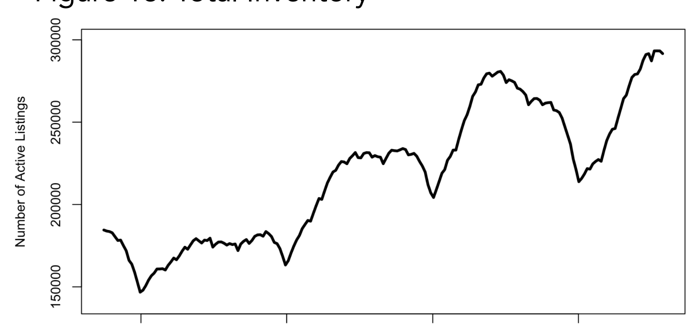


Figure 16: Total Inventory



Source: HouseCanary analysis derived from various MLS data sources

**Condo data includes townhomes, rowhomes, and other similar single-family attached units*

- Median days on market stands at 62 days. This is down 1.6% from where it was one year prior at 63 days on market.
- Months of inventory currently stands at 6.15 months. The current value implies a buyer's market environment for condos.

Figure 17: Days on Market

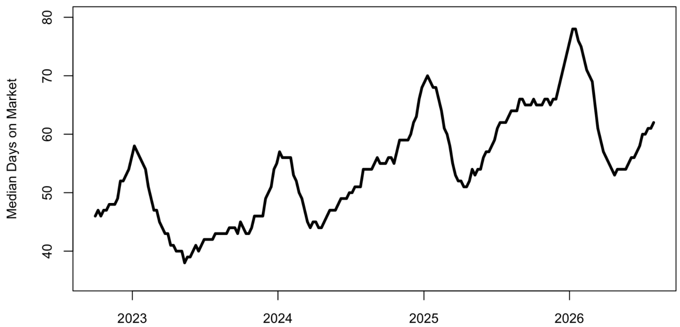


Figure 18: Months of Inventory

Source: HouseCanary analysis derived from various MLS data sources

Condo Price Activity:

- The median price of all condo listings in the US was $394,967 and the median closed price was $396,424. On a year-over-year basis, the median price of all condo listings is down 3.6% and the median price of closed listings is up 2.0%. Month-over-month, the median price of condo listings is down 1.6% and the median price of closed listings is down 0.5%.
- The median price-per-sqft of all listed condos in the US sits at $310.6 and the median closed price-per-sqft was $293.8. On a year-over-year basis, the median price-per-sqft of all listed condos is down 1.3% and the median price-per-sqft of closed listings is up 0.8%. Month-over-month, the median price-per-sqft of all listed condos is down 1.7% and the median price-per-sqft of closed listings is up 0.4%.

Figure 19: Median Listed and Closed Price

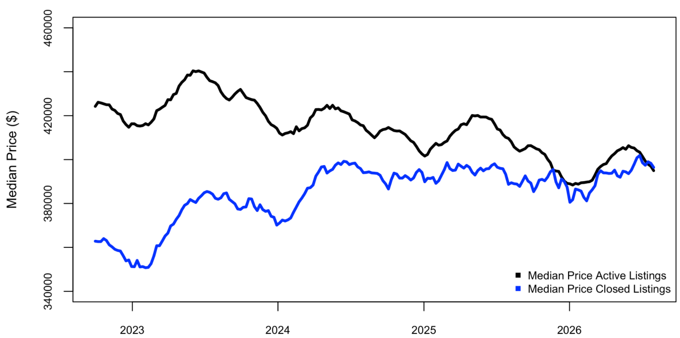


Figure 20: Median Listed and Closed Price-per-sqft

Source: HouseCanary analysis derived from various MLS data sources

**Condo data includes townhomes, rowhomes, and other similar single-family attached units*

- The sale-to-list-price ratio for condos stands at 97.0%
- Condo price cuts are down 5.3% compared to the same time last year

Figure 21: Median Sale-to-List Price Ratio

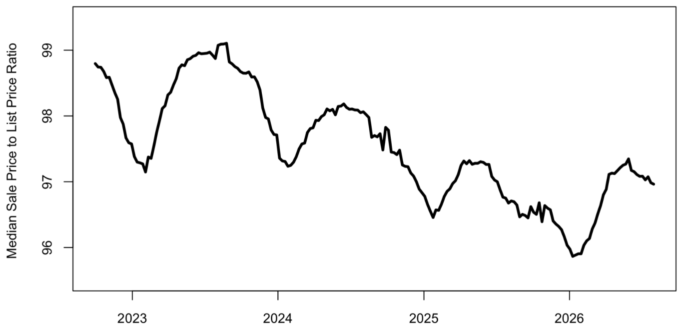
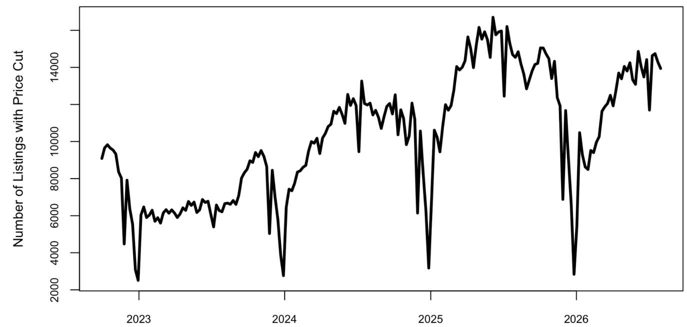


Figure 22: Number of Price Cuts



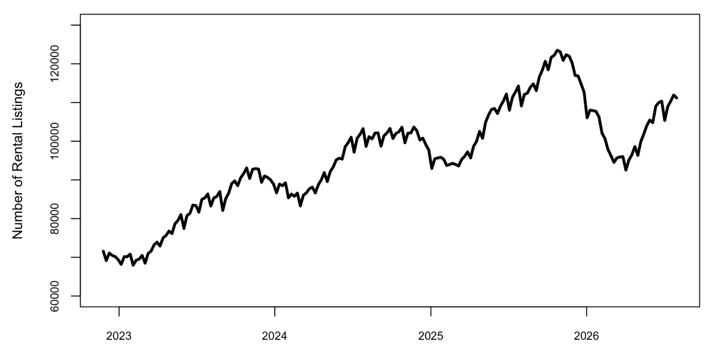
Source: HouseCanary analysis derived from various MLS data sources

Condo Rental Summary:

- The median price of all condo rental listings in the US was $2,330. On a year-over-year basis, the median price of all condo rental listings is down 3.4%. Month-over-month, the median price of condo rental listings is up 0.2%.
- Total condo rental inventory is up 1.9% from the same period in 2025, and up 12.7% from 2024.

Figure 23: Median Listed Monthly Rental Price

Figure 24: Rental Inventory



Source: HouseCanary analysis derived from various MLS data sources

**Condo data includes townhomes, rowhomes, and other similar single-family attached units*

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